058.0	0007	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	859,000	/	859,000
USE VALUE:	859,000	/	859,000
ASSESSED:	859,000	/	859,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21	-23	LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERRY JOSEPH S & MARY L
Owner 2:	TRS/PERRY 2008 TRUST
Owner 3:	
Street 1:	21 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PERRY JOSEPH S & MARY L -
Owner 2:	-
Street 1:	21 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,945 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Wood Shingle Exterior and 2803 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3945.000	482,200		376,800	859,000
Total Card	0.091	482,200		376,800	859,000
Total Parcel	0.091	482,200		376,800	859,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.51 | /Parcel: 306.5

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
38685			10/24/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 058.0-0007-0006.0

!4987!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	482,400	0	3,945.	376,800	859,200	859,200	Year End Roll	12/18/2019
2019	104	FV	380,600	0	3,945.	376,800	757,400	757,400	Year End Roll	1/3/2019
2018	104	FV	380,600	0	3,945.	253,000	633,600	633,600	Year End Roll	12/20/2017
2017	104	FV	358,300	0	3,945.	242,300	600,600	600,600	Year End Roll	1/3/2017
2016	104	FV	358,300	0	3,945.	220,700	579,000	579,000	Year End	1/4/2016
2015	104	FV	321,600	0	3,945.	177,700	499,300	499,300	Year End Roll	12/11/2014
2014	104	FV	321,600	0	3,945.	158,800	480,400	480,400	Year End Roll	12/16/2013
2013	104	FV	333,800	0	3,945.	150,700	484,500	484,500		12/13/2012

PRINT

Date	Time
12/10/20	19:56:36

LAST REV

Date	Time
04/16/19	14:21:30

apro

USER DEFINED

Prior Id # 1:	38685
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4987

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERRY JOSEPH S	50966-513		3/31/2008	Family	99	No	No		
	11154-38		7/1/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/22/2013	91	Manual	26,920	C				
12/5/2012	1598	Re-Roof	18,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	MEAS&NOTICE	CC	Chris C
5/16/2013	Info Fm Prmt	EMK	Ellen K
5/14/2013	Info Fm Prmt	EMK	Ellen K
2/6/2009	Meas/Inspect	189	PATRIOT
2/25/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3945		Sq. Ft.	Site		0	70.	1.36	11									376,845						376,800	

Total AC/HA:	0.09056	Total SF/SM:	3945	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	376,845	Spl Credit		Total:	376,800

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2 - 2 Story
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	PEACH
View / Desir:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

EST BMT.

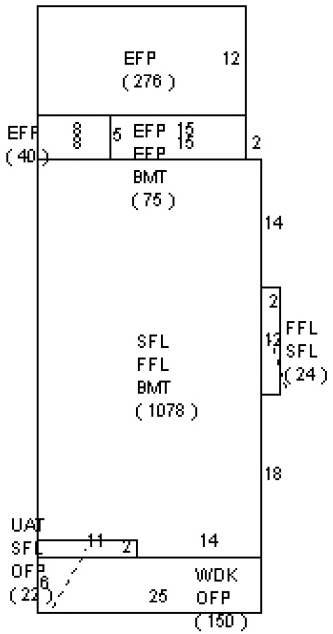
RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 11	BRs: 4	Baths: 2	HB

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12169814
Const Adj.:	0.98990101
Adj $ / SQ:	188.763
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	655192
Depreciation:	172971
Depreciated Total:	482221

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	188.76
Special Features:	0	Val/Su Net:	115.55
Final Total:	482200	Val/Su SzAd	216.62

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,153	75.030	86,513
SFL	Second Floor	1,124	188.760	212,170
FFL	First Floor	1,102	188.760	208,017
EFP	Enclos Porch	466	32.730	15,254
OFP	Open Porch	172	25.830	4,443
WDK	Deck	150	12.540	1,881
UAT	Upper Attic	6	75.510	415

Net Sketched Area:	4,173			Total:	528,693
Size Ad	2226	Gross Are	4189	FinArea	2803

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

058.0-0007-0006.0

IMAGE

AssessPro Patriot Properties, Inc